

**EAST DOWNS PROPERTIES LIMITED  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**EAST DOWNS PROPERTIES LIMITED**  
**UNAUDITED ACCOUNTS**  
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**EAST DOWNS PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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<b>Director</b>	GEOFFREY A HUNT
<b>Company Number</b>	3743186 (England and Wales)
<b>Registered Office</b>	1 LANGHAM MEWS EAST DOWNS ROAD BOWDON ALTRINCHAM WA14 2QL UK

**EAST DOWNS PROPERTIES LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2023**

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	4	700,000	700,000
<b>Current assets</b>			
Debtors	5	-	545
Cash at bank and in hand		13,609	11,809
		<u>13,609</u>	<u>12,354</u>
<b>Creditors: amounts falling due within one year</b>	6	(117,528)	(117,549)
<b>Net current liabilities</b>		<u>(103,919)</u>	<u>(105,195)</u>
<b>Net assets</b>		596,081	594,805
<b>Capital and reserves</b>			
Called up share capital	7	1,000	1,000
Revaluation reserve		561,820	561,820
Profit and loss account		33,261	31,985
<b>Shareholders' funds</b>		<u>596,081</u>	<u>594,805</u>

For the year ending 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board and authorised for issue on 27 October 2023 and were signed on its behalf by

GEOFFREY A HUNT  
Director

Company Registration No. 3743186

**EAST DOWNS PROPERTIES LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**1 Statutory information**

EAST DOWNS PROPERTIES LIMITED is a private company, limited by shares, registered in England and Wales, registration number 3743186. The registered office is 1 LANGHAM MEWS, EAST DOWNS ROAD, BOWDON, ALTRINCHAM, WA14 2QL, UK.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Turnover***

Turnover represents the total received for rents and services all arising within the UK

***Tangible fixed assets policy***

The director considers the land and buildings are fairly valued and no depreciation is required.

Land & buildings 0%

**4 Tangible fixed assets**

	<b>Land &amp; buildings £</b>
<b>Cost or valuation</b>	At cost
At 1 April 2022	700,000
At 31 March 2023	700,000
<b>Depreciation</b>	
At 31 March 2023	-
<b>Net book value</b>	
At 31 March 2023	700,000
At 31 March 2022	700,000
	<b>2023                      2022</b>
	<b>£                              £</b>
Carrying amount of land and buildings on cost basis	-                      138,180

**EAST DOWNS PROPERTIES LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

<b>5 Debtors</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due after more than one year</b>		
Accrued income and prepayments	-	545
	<u>          </u>	<u>          </u>
<b>6 Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade creditors	2,087	2,087
Taxes and social security	4,522	5,042
Other creditors	98,252	98,372
Loans from directors	11,847	11,278
Accruals	820	770
	<u>          </u>	<u>          </u>
	117,528	117,549
	<u>          </u>	<u>          </u>

These include director's loan £11,278 (2021 £8,223) and Mrs R G Hunt £98,372(2021 £98,222). These loans are unsecured and interest free.

<b>7 Share capital</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:		
1,000 Ordinary shares of £1 each	1,000	1,000
	<u>          </u>	<u>          </u>

**8 Loans to directors**

The director's Loan accounts was, and remains in credit.

**9 Average number of employees**

During the year the average number of employees was 0 (2022: 1).

